061.0	0002	0003.3	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,174,800 / 1,174,800
					USE VALUE:	1,174,800 / 1,174,800
					ASSESSED:	1,174,800 / 1,174,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIETRICH STEPHAN &
Owner 2:	DIETRICH CECILE PENOT
Owner 3:	
Street 1:	191 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	-
Street 1:	PO BOX292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .336 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2602 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14640.000	573,400		601,400	1,174,800
Total Card	0.336	573,400		601,400	1,174,800
Total Parcel	0.336	573,400		601,400	1,174,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.57 /Parcel: 451.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 256117

GIS Ref

GIS Ref

Insp Date 10/26/18

!14892!

PREVIOUS ASSESSMENT

Parcel ID 061.0-0002-0003.3

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	573,400	0	14,640.	601,400	1,174,800		Year end	12/23/2021
2021	101	FV	556,200	0	14,640.	601,400	1,157,600		Year End Roll	12/10/2020
2020	101	FV	556,100	0	14,640.	601,400	1,157,500	1,157,500	Year End Roll	12/18/2019
2019	101	FV	564,300	0	14,640.	592,800	1,157,100	1,157,100	Year End Roll	1/3/2019
2018	101	FV	564,300	0	14,640.	455,400	1,019,700	1,019,700	Year End Roll	12/20/2017
2017	101	FV	564,300	0	14,640.	429,600	993,900	993,900	Year End Roll	1/3/2017
2016	101	FV	564,300	0	14,640.	395,200	959,500	959,500	Year End	1/4/2016
2015	101	FV	557,900	0	14,640.	369,500	927,400	927,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:48:44

LAST REV

Date	Time
02/12/19	13:18:07
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14892

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	59212-260		6/1/2012		853,000	No	No		
JK. CONSTRUCTIO	56801-196		4/29/2011	Mult Lots	1,000,000	No	No		
O LEARY JAMES	40290-30		8/4/2003	Portion-Asst	778,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2012	291	Redo Bas	18,500	C				FINISH ADDITIONAL
11/1/2011	1399	New Buil	260,000					CONSTRUCT NEW HOME
8/3/2010	942	New Buil	166,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
5/15/2012	Info Fm Prmt	BR	B Rossignol
4/4/2011	Info Fm Prmt	BR	B Rossignol
3/5/2009	Vacant Lot	372	PATRIOT
7/8/2004	Info Fm Plan	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	40468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14640		Sq. Ft.	Site		0	70.	0.59	6									601,445						601,400	

Total AC/HA:	0.33609	Total SF/SM:	14640	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	601,445	Spl Credit		Total:	601,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	4.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13431728
Const Adj.:	1.04989493
Adj $ / SQ:	154.819
Other Features:	117913
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602943
Depreciation:	29544
Depreciated Total:	573399

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

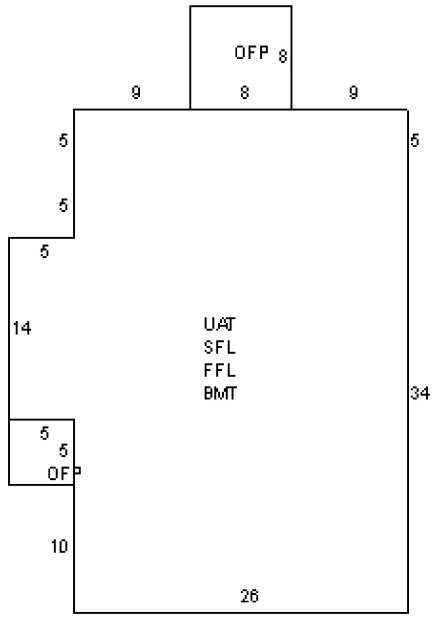
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.30
Special Features:	0	Val/Su Net:	158.75
Final Total:	573400	Val/Su SzAd	264.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	68.740	74,514
FFL	First Floor	1,084	154.820	167,824
SFL	Second Floor	1,084	154.820	167,824
UAT	Upper Attic	271	61.930	16,782
OFP	Open Porch	89	36.790	3,274

Net Sketched Area:	3,612	Total:	
Size Ad	2168	Gross Area	5634 FinArea 2602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

061.0-0002-0003.3

IMAGE

AssessPro Patriot Properties, Inc